

COOPERATIVE STUDENT FAMILY LIVING:
A HISTORY AND CENSUS OF THE
COMO STUDENT COMMUNITY

by
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February 1987

CURA has supported the work of the author of this report but has not reviewed it for final publication. Its content is solely the responsibility of the author and is not necessarily endorsed by CURA.

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INTRODUCTION

Como Student Community Cooperative (CSCC) is one of two resident-managed apartment complexes for student families at the University of Minnesota. CSCC was completed and began admitting students in 1975. In 1976, its residents chose to incorporate themselves as an independent cooperative governed by an elected Board of Directors. CSCC now consists of twelve buildings housing 359 student families.

CSCC faces the problem of member participation and involvement that besets other cooperatives. In addition, CSCC must confront another problem: its residents are students. When those students leave the University they also leave CSCC, robbing the cooperative of valuable sources of information and experience. There are no "old timers" left to pass on to newcomers the lore of how things work at CSCC. There is a real need for a systematic written history of CSCC's past, as well as a profile of its present. To capture a sense of the present situation a census was taken of all households and all adults. A copy of these forms is presented in the Appendix.

The idea of doing this history and census of CSCC grew out of discussions during the spring 1984 meetings of the CSCC Long-Range Goals Committee. Committee members realized that in order to establish realistic long term goals for the cooperative, they needed to know more about CSCC's past and present. They needed to know the major issues and events that past residents had confronted, and how residents had dealt with those issues and events. They also saw the need for a census that would establish a baseline of useful information about household demographics, resident attitudes, and resident participation in the cooperative governance system. Ideally, this census would develop methods and

questionnaires that might easily be replicated in order to periodically update the original base of information. Both census and history would be valuable sources of information for policy-makers within CSCC as well as within the University.

This two-fold project--history and census--has received generous financial support from the Center for Urban and Regional Affairs (CURA) and the Department of Physical Planning, both of the University of Minnesota.

Special thanks to the following at CURA: to Thomas Anding for securing funding for the project; to Warner Shippee for his personal recollections of University uses and proposals for the CSCC site; to Roseanna Armson for lending her expertise and experience to the design and administration of the census; to William Craig for his assistance in analyzing the data, and for the patience with which he waited on my revisions of the second draft. Thanks to CSCC manager Jerry Erickson, rental services manager Richard Shields, and other staff who granted me interviews and gave me free and helpful access to the records of the cooperative. Thanks to the following University of Minnesota officials for information and interviews: Carolyn Anderson, Neil Bakkenist, Vern Carlson, Fred Frogner, and Donald Zander. Thanks to the CSCC residents who took the time to fill out the census questionnaires and return them. And final thanks to my family: to Tim, for helping me deliver the census packets door-to-door; and to Mary Kay, for her critical comments, her informed suggestions, and her unflagging moral support.

HISTORY OF COMO STUDENT COMMUNITY

EARLIER USES OF THE CSCC SITE

Como Student Community Cooperative is the second University of Minnesota married-student housing facility at 29th and Como Avenues. The University acquired the site in 1946 to build federally-funded housing for student families of World War II veterans. The buildings consisted of trailers, barracks, and quonset huts that sprawled across most of the present-day CSCC site, and the University land south of Como Avenue. These buildings, and others like them in the St. Paul Campus' "Grove East," were the University's chief means of housing married student families until 1957.

Although the huts, trailers, and barracks of Como student housing had been built as temporary structures, they were still in use in 1957. In that year, the University Office of Support Services and Operations convinced the Regents that the substandard huts and barracks were inadequate to meet the growing demand for married-student housing. The Regents approved a plan to raze Grove East by 1964 and Como Village by 1967, and replace them with Commonwealth Terrace, a new married-student housing complex on the St. Paul Campus. Construction of Commonwealth Terrace began in 1957. The University initially owned and managed Commonwealth Terrace. In the late 1960s Commonwealth residents would organize themselves into a management cooperative that later became the model for CSCC.

By 1967 the University had taken down all the remaining huts, barracks, and prefabs at 29th and Como, and the now vacant site was up for grabs. Apparently there were competing plans to use the land for either new research buildings, more University shops buildings, or new student

coreway entrances shared by only six apartments, instead of more conventional double-loaded corridors that served entire buildings. The design enforced an explicit hierarchy of territorial space, ranging from private apartment to semi-private coreway to small- and large-scale public spaces. Resident surveillance of these spaces would play a large role in community security and crime prevention. The project would be funded by a bond package with a 3 percent U.S. Department of Housing and Urban Development interest subsidy.

With the approval of the Board of Regents, and the advisory blessings of the Legislative Building Commission and the City of Minneapolis, the University began to build the new Como housing. The University contracted with Commonwealth Terrace Cooperative to manage the Como project until its new residents could vote on a permanent management scheme. The University had been pleased with the Commonwealth Terrace arrangement, in which the University owned the buildings and grounds that were managed by a student cooperative. They clearly hoped that the new Como housing would operate along similar lines.

In March 1975, new residents began moving into buildings 1, 2, and 7 at the Como housing project. By August of that same year, the remaining six buildings were completed and opened to residents. Commonwealth Terrace Cooperative would manage Como until it was 95 percent occupied, or until October 1975, whichever came first. Como residents would then vote to either continue with Commonwealth Terrace as management agent; operate directly under the University, with a manager hired by and reporting directly to the University; or incorporate as a resident management cooperative. The residents chose the last option, and in October 1975, incorporated themselves as the Como Student Community Cooperative (CSCC).

CSCC's FIRST YEARS: CONFLICT AND CRISIS

1975-76

The principal task of each CSCC Board of Directors has been to formulate, monitor, and adjust the policies of the co-op. In addition to this, the first Board of Directors was also responsible for drawing up the Articles of Incorporation and Bylaws which would form the foundation for the CSCC governance system. The structure of policy and precedent that emerged by year's end was frequently the result of long arguments, late-night meetings, and sometimes bitter experience.

Six major issues occupied the co-op during its first three years. Two of these--a controversy over the Payment in Lieu of Taxes (PILOT) and a co-op cash-flow crisis--were financial in nature. Two others--the attempted merger of the co-op with a day care center on the premises and an attempt to build new tot lots--focused on children. The last two issues dealt with crime and vandalism of the co-op.

The first major issue at CSCC pitted the Board against the University in a battle over the legitimacy of the University's Payment in Lieu of Taxes (PILOT) to the City of Minneapolis. The University made the payment out of a special PILOT fund financed by a portion of CSCC's rent revenues. Board president Richard Hollinger argued that the payment was, in fact, an unconstitutional payment of property taxes on tax-exempt state land. Hollinger also contended that because CSCC residents lived on tax-exempt land and were prohibited from using the Minnesota income tax "circuit breaker" (a property tax relief provision), CSCC rents were not truly below market rate.

After protracted discussion, the Board of Regents voted in June 1976, to end the assessment against CSCC for the PILOT payments. All monies

which the University had ever collected for PILOT were refunded with interest to CSCC, and the payments to the city were ended.

The PILOT refund infused the Board of Directors with a false sense of financial security. In June 1976, the Board reacted to the Regents' elimination of the PILOT by reducing CSCC rents. Within two months, a nearly catastrophic cash-flow crisis beset the cooperative. The crisis was brought on by increased maintenance expenses, decreased rent revenues, and the absence of budget reserves. CSCC obtained a low-interest \$15,000 loan from Commonwealth Terrace Cooperative. The loan money, along with revenues from a rent increase, saved the co-op from bankruptcy.

From the beginning children have been an integral part of CSCC. However, at any given time only about half the households in the community have had children. As a result, there has always been an underlying tension between households with and without children. The first issue that revealed this tension involved CSCC and the Como Community Child Care Center (CCCC), an independently operated child care cooperative housed in the CSCC Community Center. Some CSCC residents objected when the CSCC Board began to discuss the possibility of merging CSCC with CCCC. Those residents argued that it would be a misappropriation of the rent monies paid by childless households if CSCC assumed financial responsibility for a day care center. The issue was dropped when CCCC's lawyers reported that if CCCC were legally dissolved it would have to turn over all assets and equipment to the federal government, which apparently had provided some funds for the operation of the day care center. The government, in turn, would then sell those assets and equipment at auction.

The different interests and priorities of households with children versus households without children figured again in the debate over a proposal to build three new playgrounds at CSCC. Miller, Hanson,

Westerbeck, and Bell's original plans had provided only small sand lots for each building triad. A group of residents urged the co-op to build three better-equipped lots. Opponents of the proposal argued that three lots were too many, that more lots would have the undesirable effect of attracting children from the residential neighborhood around CSCC, and that households without children should not be asked to "subsidize" households with children. The issue went unresolved when the cash-flow crisis caused the Board to pass a moratorium on all new tot lot construction.

Crime at CSCC was perceived as a problem from the beginning. The earliest issues of the Como News (which became the CSCC Spirit in May 1976) reported several incidents of vandalism in building coreways. A serious breach of security at the co-op occurred in April 1976, when several children stole the manager's key ring that included a master key for all the apartments. Someone eventually found the master key in a CSCC parking lot but not before the Board spent \$2,500 to remaster all apartment locks.

The master key theft was even more costly in terms of its contribution to a rapidly deteriorating relationship between manager Judy Wright and the Board. Some Board members felt that Wright had waited too long to alert residents to the breach of security caused by the master key theft. The following month Wright angered the Board again when she failed to secure prior Board approval to purchase a new truck for the co-op. The ensuing controversy led the Board to require that the manager solicit sealed bids on purchases of \$500 or more, and to secure the prior approval of the Board before accepting any bid and purchasing the item.

1976-77

In only its second year of operation, major events and issues at CSCC continued to be the co-op's responses to crises. Manager Judy Wright's eleventh hour resignation led to a hurried search for a replacement. A crisis in the co-op's utility budget led to a rent surcharge, and more importantly, the establishment of budget reserves. Finally the co-op began to feel the effects of low levels of resident participation in the governance process.

CSCC's second year began with an event that occurred at the end of the first Board's term of office. On October 1, 1976, the Board mustered a majority vote to dismiss Judy Wright as CSCC manager. The co-op was still reeling from the cash flow crisis, and wasted no time in finding a new manager. Only two weeks after it terminated Wright, the Board hired Dan Harrington as the new CSCC manager. Harrington, a recent graduate of the University of Minnesota Business School, had some experience in banking, but none in housing management. Nevertheless, Harrington seemed to meet the Board's foremost qualification for the job: the knowledge and ability to restore order and stability to CSCC's tattered finances.

Harrington immediately called on the Board to establish permanent financial reserves. The request was particularly timely: it was followed by unusually cold weather in December 1976, and January and February, 1977, that wreaked havoc with the CSCC utilities budget. In the absence of an established utilities reserve to absorb the unusually high heating bill, a general budget shortfall began to appear in March. The University would not allow CSCC to end the fiscal year with a loss, so the Board was forced to add a utilities surcharge to May and June rent. The surcharge was dropped in July, but base rents were raised to finance the establishment of new budget reserves for appliance and carpet replacement, and bad debts.

In spite of the shortfall, CSCC continued to pay back on the Commonwealth Terrace loan, whittling down the balance to just over \$9,000.

Annual reports complained of low resident involvement in the co-op. All committees reported consistently low turnouts for meetings. The Community Council reported that it had generated interest among girls to form a Girl Scout troop, but no residents were interested in leading it. The Finance and Operations Committee reported poor attendance, as did the Conciliation Committee. The Conciliation Committee also called for attendance requirements and prompt building elections to fill mid-term openings.

1977-78

During 1977-78, CSCC made great strides toward financial stability and independence. The balance due on the loan from Commonwealth Terrace fell to just over \$2,500. The Board used a 3-4 percent rent increase to finance an increase in staff salaries and to establish budget reserves for carpet replacement and utility bills. The Finance and Operations Committee explored a variety of proposals for investing the funds in those new reserves.

During the 1976-77 year, the Board held the annual patronage rebate in the bank until February in order to earn several additional months of interest to help alleviate that year's cash shortage. The 1977-78 Board chose to distribute the annual patronage rebate at the October stockholders meeting in an effort to increase resident attendance at the meeting. This move indicated the degree to which CSCC had attained financial stability, and illustrated the uses to which the Board might put that stability. Harrington noted this in his annual report.

The Board initiated or sponsored several efforts to increase resident involvement and participation in the social and governmental life of the co-op. A new Community Services Committee was created, combining the functions formerly served by the Newsletter, Orientation and Education, and Community Center committees. The committee announced a new plan to encourage greater resident contributions to the Spirit: the committee would pay residents a nominal fee for articles. The committee also tried to activate building councils composed of coreway representatives to increase communication from building residents to the Board of Directors. In spite of these efforts, most of the annual reports for that year referred to continuing resident apathy.

The Grounds and Maintenance Committee dealt with several proposals for capital improvements during the year. This included a proposal to install electrical outlets in the parking lots so residents could plug in automobile engine block heaters during cold winter weather. The Board called in the University to draw up a detailed plan. The plan called for residents who used the outlets to pay a seasonal fee to help defray the extremely high cost of installation. The Board finally rejected the plan for two reasons: 1) seasonal fees would have been excessively high for the project to pay for itself, and 2) it was apparently not possible to install enough outlets to serve all residents.

The 1977-78 Board attempted to involve CSCC in other co-op organizations. In March 1978, it paid expenses for President Wilson and Manager Harrington to attend a meeting of the Midwest Association of Housing Cooperatives in Chicago. The Board declined to enroll CSCC in the North American Student Cooperative Organization, however, when it learned that the annual cost of membership was \$1.40 per household, which translated into total dues of \$376 for CSCC.

1978-79

The 1978-79 year saw another rent increase, increasing concern over vandalism and thefts in the community, new and successful efforts to improve tot lots, and a significant confrontation between the Board and the co-op's Grievance Committee.

The Board levied a 6 percent rent increase to finance a new staff salary schedule recommended by an outside salary consultant, to increase funding of budget reserves, and to prepare for a projected increase in utility bills. An ad hoc committee investigated the feasibility of adopting the Resident Utility Billing System (RUBS) to promote energy conservation among residents. Under this system, residents of each apartment would pay their prorated share of their building's total monthly utility bill. Apparently, the idea was to separate utility billing from monthly rent so that residents would have a monetary incentive to turn down heat and save energy. Unfortunately, there is no record of the results of this investigation, and no motions pertaining to RUBS ever reached a Board meeting.

The number of crimes reported at CSCC increased during the year. During December 1978 there was an increase in parking lot thefts. During the spring of 1979 there was a general increase in vandalism and theft in the community. Two meetings were held in response to what was perceived as a growing crime problem. In May 1979 a representative from either the University or Minneapolis police departments led a CSCC public meeting on vandalism and general security. The following June another public meeting was held to discuss the same topics.

The Community Services Committee noted in its annual report that there was more resident participation in community services programs during 1978-79 than in the past. The Community Services Committee now consisted of

representatives elected from each building. The committee coordinated the improvement and development of tot lots (earlier opposition had subsided), the construction of a volleyball court, and assisted Como Community Child Care in developing a children's play area on the east side of the Community Center.

The Conciliation Committee mediated a dispute involving residents who had allowed a friend's pet to stay as a "guest" in their apartment. The committee levied a \$50 fine, but waived their impending eviction. The Board of Directors felt that the committee decision violated the spirit, as well as the letter, of the policy prohibiting pets (except for small caged animals) in apartments. The Board passed a motion reiterating that the policy allowed for no exceptions. Some Conciliation Committee members felt that the Board had improperly interfered in Conciliation Committee affairs. One committee member wrote in the Spirit that "this arbitrary Board decree was unnecessary." Both cases demonstrated how the powers and functions of the Conciliation Committee were still not clearly defined, especially regarding the committee's relationship to the Board.

The Board discussed sending a representative to the annual meeting of the North American Student Cooperative Organization in Ann Arbor, Michigan. No one on the Board was interested in attending, however.

1979-83: CHANGE AND EXPANSION

1979-80

The major event of the 1979-80 year was Dan Harrington's resignation as CSCC manager, and the subsequent search for his replacement. There was greater community mobilization to combat CSCC crime, measures were taken to increase resident participation on the Board and in committees, and the Board considered several suggestions to alter resident eligibility and waiting list policies.

In February 1980, Dan Harrington tendered his resignation effective the following June. The search for his replacement differed considerably from the one that had led to the hiring of Harrington four years earlier. That search had taken only two weeks and had not involved University representatives to any great degree. The search for Harrington's successor took six months and involved University representatives to a great degree.

The search committee started with an initial pool of twenty-nine applicants and ultimately chose Jerald B. Erickson to be the new manager. Erickson brought to the position nine years of experience in student housing: six years at St. Cloud State University and three years at the College of St. Scholastica in Duluth. According to Erickson, CSCC was in good shape when he came. The Commonwealth Terrace loan was paid off, budget reserves were in place, and the co-op had clearly gotten out from under the lingering specter of financial crises. Relations between the manager and the Board were good.

Articles in the Spirit reflected increasing concern over crime in the community. The incidence of crime seemed to peak in August 1980 when a "Crimes" report in the Spirit reported thefts of bicycles and car stereos, an upended charcoal grill, and charcoal thrown at a building. A "crime

questionnaire," which 25 percent of CSCC residents completed and returned, showed that respondents were most concerned about theft and vandalism at CSCC. In September, Eugene Wilson, Chief of the University of Minnesota police, spoke at a CSCC public meeting on crime prevention. The Board received assistance in crime prevention efforts from the Eastside Community Crime Prevention Program. The Board later donated \$500 to the program in appreciation for its assistance.

Board President Cathy Crowley's annual report repeated the complaint that too few residents were forced to assume too many of the tasks of co-op governance. Crowley believed that this had led to a sort of collective burn-out that helped to explain why only three of the nineteen 1978-79 Board representatives had returned to serve on the 1979-80 Board. The 1979-80 Board took several measures to encourage and enhance resident participation in CSCC governance. A new policy required Board alternates to attend the new-Board orientation so they would be better prepared to replace temporarily or permanently absent Board members. The Board also moved to provide reimbursement for babysitting expenses incurred by any CSCC resident to attend a CSCC Board or committee meeting.

Crowley's annual report noted that the subject of income ceilings for CSCC residents had come up again during the year. Several letters to the editor appeared in the Spirit; most of the letter writers opposed any kind of income ceiling. The matter was apparently dropped before any motions reached the Board. Another eligibility issue concerned the waiting list for new residents. In April 1980, Dr. Josef Mestenhauser of the University of Minnesota International Students Advising Office appeared before the CSCC Board to suggest that CSCC adjust its waiting list policy to accommodate foreign students who were having problems renting in the private apartment market. Board members noted that CSCC was legally prevented from

using national origin as a criteria for preferential treatment in admissions. The Board passed a motion reaffirming the policy that no person may be moved ahead on the CSCC waiting list because of personal hardship.

1980-81

Events and issues of the 1980-81 year at CSCC were dominated by plans to add three new residential buildings to the CSCC complex. Como Community Child Care Center considered expanding its operations to include a toddler program in the Community Center's Room "D." Co-op finances remained healthy. Financial well-being and high interest rates led several residents to propose the creation of a CSCC investment club.

The demand for student family housing at the University of Minnesota was as high in 1980 as it had been when CSCC first opened in 1975. In the spring of 1981 the University Housing Office approached the CSCC Board with a preliminary proposal to build three or four new buildings at CSCC. Following a CSCC community forum called to discuss the University's proposal, the Board voted to accept the expansion proposal on two conditions:

- that the construction and operation costs of the new buildings would not add more than \$16.00 per month to CSCC rents, and
- that representatives of CSCC would be directly involved in planning and designing the new buildings.

Como Community Child Care (CCCC) also considered expansion plans. Beginning in February 1981 the Boards of Directors of CSCC and CCCC began negotiations on a plan to use the empty "Room D" of the Community Center for a CCCC toddler program. After several months of discussion the CSCC Board sent a detailed proposal to the CCCC Board. The significant features

of the plan were:

- CSCC would loan CCCC \$6,000 at 15 percent interest to finance the necessary physical improvements to Room D. CCCC would repay the loan at \$96.80 a month for ten years.
- CSCC would charge CCCC a monthly rent of \$66.36 for the use of Room D.
- Children of CSCC residents would receive priority in toddler program admissions.

In April the CCCC Board rejected this proposal citing a perceived lack of commitment to the program on the part of day care parents and the CSCC community, the high enrollment fees that would be necessary to fund CSCC loan and rent requirements, and recent changes in state licensing standards and federal food program reimbursements for day care centers.

Co-op finances continued to be robust during the year. A 7 percent rent increase was needed to cope with inflation and to fund an increase in the budget reserves. The amount paid into carpet reserves was doubled. The Board returned a large patronage rebate to residents. The size of the rebate reflected high yields on CSCC investments and the low utility bills of a mild winter.

Record high interest rates on large investments in certificates of deposit and money market funds inspired several CSCC residents to propose the creation of a CSCC investment club. The proposal called for the Board to deposit \$10,000 in a high-interest-bearing account. CSCC attorney M.D. "Doc" Zeddies counseled that such a club would be legal and would not endanger CSCC's legal status as a cooperative. He suggested that CSCC act as the investment agent for the club until members had earned enough from their own investments to open a high-interest-bearing account of their own.

The University was skeptical of the proposal and took the position

that the club would violate the spirit of the co-op mission to provide student housing at the lowest possible cost; the club might constitute a questionable "co-mingling" of CSCC and residents' money; the possibility of CSCC acting as investment agent for the club was "clearly objectionable" to the University. The Board responded to the University's objections and voted down the investment club proposal in October 1981.

1981-82

During the 1981-82 year, events involving the co-op's Grievance Committee, Conciliation and Eligibility Committee, touched on a perennial CSCC issue: the relationship of the committee to the Board of Directors. A controversy arose when the Finance and Operations Committee retained a private salary consultant to evaluate staff compensation and discussed the consultant's report in closed meetings. Finally, the Board tightened the definition of who was eligible to live at CSCC.

The conciliation case involved a CSCC household that petitioned for an exemption from the policy prohibiting pets so that they could keep two cats in their apartment. The Conciliation Committee ruled that the residents could pay an additional \$200 damage deposit and keep the cats. The CSCC manager appealed the committee's decision to the Board of Directors. The Board overruled the decision and passed a motion reaffirming the cooperative's strict no-pets policy. The Board charged that the Conciliation Committee's decision improperly attempted to mediate a dispute between a resident and the Board of Directors, which had established the no-pets policy. The Board suggested a bylaw amendment that would more clearly define the limits of the Conciliation Committee's jurisdiction. At their 1982 meeting, CSCC stockholders approved the bylaw amendment, which stated that "the [Conciliation and Eligibility] Committee is specifically not to

mediate disputes between the Board and residents."

The Community Services Committee figured in a controversy. The Finance and Operations Committee submitted to the Board a motion to eliminate the paid position of Community Services Director. The Finance and Operations Committee reasoned that the director position was unnecessary because no other CSCC standing committee needed a paid employee to conduct its business. Opponents of the motion argued that CSCC needed a paid director to insure the variety of community events needed to generate the resident involvement necessary to a cooperative's success. They argued that to eliminate the paid director would be to eliminate community events as well. Opponents of the motion enlisted the aid of Commonwealth Terrace Cooperative's Community Events Director, who attended the CSCC Board meeting and spoke against the motion. The Board defeated the Finance and Operations Committee's proposal.

The Finance and Operations Committee was involved in another major issue of the year. The Board allocated \$1,000 to hire a consultant to evaluate CSCC staff salaries. The consultant reported that staff salaries were below the Twin Cities average for comparable jobs, but went on to point out that employees of a nonprofit corporation like CSCC should expect to be paid less than their counterparts in profit-making companies.

The Finance and Operations Committee held closed meetings to discuss the report; a move that generated heated controversy. The committee argued that these meetings should be closed because they concerned confidential information about staff salaries. On one occasion the committee asked the Spirit editor to leave a meeting, and later required the editor to submit her report of the meeting to the committee and the CSCC manager for approval prior to publication. A flurry of letters, both pro and con, appeared in the Spirit. Finally, the Board placed a notice in the Spirit

that renounced "any form of censorship" of the Spirit. Nevertheless, the Finance and Operations Committee continued to hold all staff salary discussions behind closed doors.

Finally, in a move to tighten eligibility standards, the Board instituted a new rule limiting residents to a maximum five year stay at CSCC. The action came in response to the Conciliation and Eligibility Committee's report that an increasing number of their cases concerned long-term residents of questionable eligibility continuing to live at the co-op.

1982-83

1982-83 was relatively quiet at CSCC compared to the previous year. An apparent increase in crime in the community led to increased attempts to develop new community crime prevention measures. Lack of resident involvement in community governance prompted new laments and a new proposal to increase resident participation. The new buildings were completed and opened, and money left over from their construction was earmarked for remodeling and expansion of the Community Center. The community purchased a personal computer for the office in a move to upgrade and streamline accounting and recordkeeping.

The 1982-83 year saw a sharp increase in the number of crimes in the community reported in the Spirit. An ad hoc crime committee met on July 27, 1983, to call for a new standing committee to address crime and security issues. At the 1983 stockholders meeting residents approved a bylaw change that established the committee.

The Board President's annual report for 1982-83 noted that much of the business of the standing committees had been left undone because the committees were seriously understaffed. Jeanne Cooney, CSCC resident and Community Services Director, addressed this problem with a proposal that

all stockholder households be required to have at least one adult involved in some aspect of the CSCC governance system at all times. Cooney made her proposal in an open letter in the Spirit. It is not clear if the proposal was ever presented to the Board.

A construction workers' strike delayed the completion of the new buildings. New residents finally began moving into buildings 11, 12, and 13 in November and December, 1982. The Board found itself in the fortunate position of debating how to use considerable unspent money from the new building construction. There had long been talk of installing new energy efficient windows in the old buildings, but estimates showed that it would not be cost effective to do so. The Board voted instead to use the left-over funds to remodel and expand the Community Center.

In a move to upgrade and streamline accounting and recordkeeping, CSCC purchased an IBM personal computer for the office in December 1982. Proponents of the purchase believed that computerization would allow the office to absorb the additional workload associated with the new buildings without adding staff. Manager Erickson believes that this goal has been met. Staff changes necessitated by the co-op expansion have been limited to expanding the receptionist position from half-time to full-time, adding one additional full-time seasonal staff person, and one year-round part-time groundsworker.

CONCLUSIONS

Como Student Community Cooperative has now completed it's tenth year of operation. While specific short-term issues facing each Board of Directors have changed from year to year, the long-term concerns underlying those issues have changed very little. There are at least six such fundamental concerns:

- resident apathy
- differing needs of households with and without children
- co-op finances
- crime
- Board/manager relations
- CSCC's external relations with the University and with other cooperative organizations

The conclusion will depart from the chronological approach of the previous section to summarize the specific issues that have arisen in each of these six areas.

Lack of resident interest and involvement in co-op governance has plagued CSCC from the beginning. Every co-op annual report has referred to resident apathy and nearly every Board of Directors has overseen some effort to combat it. In 1975-76, the Board attempted to increase interest in Board meetings by using the Spirit to publicize, in advance, the agenda of each Board meeting. The 1976-77 annual reports alluded to proposals to establish minimum attendance requirements for Board and committee members. In 1979-80 the Board authorized residents to claim reimbursement for baby-sitting charges incurred while attending Board or committee meetings. During that same year the Board began to require Board alternates to attend the Board orientation so that they would be better prepared to act in the

temporary or permanent absence of directors. In 1977-78, the Board began distributing annual rebate checks at the annual stockholder's meeting in an effort to increase attendance. Annual reports also mentioned efforts to reactivate the moribund "building councils," in which coreway representatives would meet to provide a direct, grass-roots link between Board representatives and their resident constituents. Each of these efforts has met with limited success.

A second problem area has been the differing needs and expectations of households with and without children. Specific issues in this area have usually involved public debate over the equity of using rent monies to fund projects that will directly benefit only that half of all CSCC households that have children. Such debates have been most visible in the early years of the co-op. Proposals to build or improve outdoor play areas have been discussed at least three times: 1975-76, 1976-77, and 1979-80, but encountered significant opposition only in the first instance. The decline of opposition to such proposals suggests that such child-related projects have attained a public service status in the student community comparable to that of public parks and playgrounds in the larger municipal community.

The third area of long-term concern for CSCC has been finances. As with problem area two, specific issues and crises involving finances have been most characteristic of the early years of the co-op. During its first two years of operation CSCC ran into budget shortfalls caused by unexpectedly high utility bills coupled with the absence of budget reserves. The shortfall was so severe in 1975-76 that CSCC was forced to obtain a short-term loan from its St. Paul Campus counterpart, Commonwealth Terrace Cooperative. By 1977-78, CSCC had learned from these unpleasant early experiences and established budget reserves to absorb seasonal fluctuations in maintenance and operating expenses. These reserves have been augmented

several times since and have successfully prevented any recurrences of those early budget crises. A related proposal in 1978-79 to better control utilities expenses by billing each household separately for its own electricity use was apparently never acted upon.

Crime at CSCC has been a concern since the beginning. Seasonal reports of petty crime and vandalism have appeared in the Spirit and in annual reports nearly every year since 1975. Efforts to prevent crime in the community began in 1978-79 when representatives of the University police presided over a public meeting to discuss resident concerns. The following year the Board oversaw the administration of a community survey that reported that residents were most concerned about crimes of theft and vandalism in the community. In that same year CSCC participated in a crime prevention program sponsored by the Eastside Community Crime Prevention Program. During the summer of 1981 CSCC provided an escort service between the community and the Como Lot campus bus stop. Concern over crime culminated in 1982-83 with the creation of a permanent Security Committee, charged with monitoring and preventing crime in the community.

A less visible but no less important problem area for CSCC is the relationship between the CSCC Board and its general manager. In theory, the Board makes policies then hires a general manager to carry them out. In practice, the distinction between establishing and implementing policy is not always clear. The strained relations between the first two CSCC Boards and the first CSCC manager, Judy Wright, resulted in part from efforts to define this distinction. Those efforts were illustrated in 1976-77, when Wright purchased a new truck for CSCC without obtaining prior Board approval. Although Wright's action angered the Board, she did not violate any explicit Board policy governing CSCC purchases. Subsequently, the Board enacted policies that put comprehensive restraints on the

manager's power to make purchases.

The foregoing problem areas all pertain to internal CSCC affairs. The final area pertains to CSCC's external relationships with the University, and with other cooperative organizations and associations. CSCC's relationship with the University got off to a rather rocky start. The 1975-76 controversy over the legality of the Payment in Lieu of Taxes to the City of Minneapolis placed the co-op in an adversarial position toward the University administration. The following year, Dan Harrington became manager of CSCC after only a brief search in which the University had no input. By 1980, relations had improved to the point where University representatives played a large part in the lengthier and more systematic search for Harrington's replacement, Jerald Erickson. Erickson now feels that there is excellent rapport between CSCC and the University, particularly with those units with which he has most frequent contact: the Housing Office, Support Services, and Physical Plant.

CSCC's relations with other cooperative organizations and associations has been sporadic. At the local level, CSCC has apparently made few or no attempts to share information, ideas, and experiences with its sister institution on the St. Paul campus, Commonwealth Terrace Cooperative. At the national scale, CSCC has been only marginally involved with national cooperative organizations. CSCC representatives have attended one annual meeting of the North American Student Cooperative Organization (1975-76), one meeting of the Midwest Association of Housing Cooperatives (1978-79), and one meeting of the Consumer Cooperative Alliance (1980-81). CSCC has never become a member of these or any other such organizations.

In spite of these recurring issues, the cooperative experiment at CSCC has succeeded so far. University officials interviewed for this study were unanimous in their continued support of CSCC management remaining in the

hands of its residents. Continued success appears to depend on the continued willingness of a minimum number of residents to donate their time and energy to the cooperative enterprise. Efforts must continue to encourage resident interest and involvement. To this end, CSCC may have much to learn from an increased dialogue with other cooperative organizations such as Commonwealth Terrace Cooperative and the North American Student Cooperative Organization. Finally, a seventh area of concern for CSCC in the future will be the maintenance of an aging physical plant. Such maintenance will require that CSCC develop appropriate means within its governance structure to monitor and retard the kind of physical deterioration that inevitably affects aging buildings and grounds.

COMO STUDENT COMMUNITY CENSUS

The report of the CSCC Census consists of an introduction and seven substantive divisions. Each of the seven divisions consists of a summary that describes the data in the accompanying tables. The contents of each part of the report are as follows:

Introduction: Development, Administration, and Analysis of the Census

Part 1 (Tables 1-3): Move-in Information About Households

Part 2 (Tables 4-12): Household Composition and Income

Part 3 (Tables 13-17): Participation in CSCC Governance

Part 4 (Tables 18-20): Sources of News About CSCC Governance

Part 5 (Tables 21-23): Residents' Use of Selected CSCC Facilities and
Services

Part 6 (Tables 24-27): Residents' Attitudes About Selected Aspects
of CSCC

Part 7 (Tables 28-32): Child Care at CSCC

INTRODUCTION: DEVELOPMENT, ADMINISTRATION,
AND ANALYSIS OF THE CENSUS

I used two questionnaires to gather the data for the CSCC Census. Every CSCC household was asked to complete and return a household questionnaire that asked for simple factual information about household demographics, household participation in CSCC governance, and child care. In addition, every CSCC resident adult was asked to complete and return a resident adult questionnaire that asked for information about attitudes toward CSCC, use of CSCC facilities and services, and participation in and knowledge of the CSCC governance system.

During July 1984, each household at CSCC received a census packet that contained the following items:

- one household questionnaire
- two resident adult questionnaires, one for each adult
- a stamped, pre-addressed envelope

Residents had two options for returning their completed questionnaires. They could either drop them off in a locked strongbox in the CSCC Community Center, or use the stamped, pre-addressed envelope to mail the questionnaires directly to CURA. Seventy percent of responding households returned their questionnaires by mail.

Articles describing the Census and the questionnaires appeared during June 1984 in the community newsletter, the CSCC Spirit. Questionnaire follow-up consisted of Spirit articles that reminded residents to complete and return their questionnaires as soon as possible. The Spirit is delivered free of charge to every CSCC household. It constituted a Census follow-up medium that was as effective as, and much less expensive than, mailed follow-up letters. Such targeted letters would also have compromised my explicit guarantee to residents that their returned

questionnaires would remain completely anonymous.

Two-hundred and twenty-five households returned packets with completed household and resident adult questionnaires. Based on the number of apartment units at CSCC (359), this is a 63 percent response rate. Based on the number of vacant apartment units around the time when the packets were delivered (c. 10-20), the response rate could be as high as 66 percent.

It was not necessary to transfer responses from questionnaires to code sheets because the questionnaires themselves had been precoded. I personally edited all completed questionnaires for errors and ambiguities, then sent them to the St. Paul Campus Data Entry Service where the data were punched onto cards. I used the Statistical Package for the Social Sciences (SPSS) to generate frequency distributions and crosstabulations of the data for the analysis that follows.

PART 1: MOVE-IN INFORMATION ABOUT HOUSEHOLDS

Several questions on the Census asked residents for information about when they moved to CSCC, and what type of housing they moved from. Census results show that few residents have lived at CSCC for more than three years (Table 1). Just over 90 percent of all households moved to CSCC in 1981 or later, and more than half of all households moved to CSCC within the last two years. Nine out of ten households were renters before moving to CSCC, and most of these had lived in apartments (Table 2).

Table 1. Year Household Moved into CSCC

Year	Number of Households	Percent of Households
1975	1	.4
1976	1	.4
1977	3	1.3
1978	3	1.3
1979	8	3.6
1980	7	3.1
1981	23	10.2
1982	62	27.6
1983	75	33.3
1984	41	18.2
No data	1	.4

Table 2. Type of Housing Lived in When Moved to CSCC

Type of Housing	Number of Households	Percent of Households
Rented apartment	181	80.4
Rented house	20	8.9
Own house	4	1.8
Parents' house	10	4.4
Other	10	4.4

Conventional wisdom at CSCC has it that a significant portion of residents move to CSCC from Commonwealth Terrace Cooperative, the University's other married-student housing cooperative on the St. Paul Campus. The Census shows that a little fewer than one in ten households has, in fact, moved to CSCC from Commonwealth Terrace (Table 3).

Table 3. Households that Moved to CSCC from Commonwealth Terrace

	Number of Households	Percent of Households
Moved to CSCC from Commonwealth Terrace	20	8.9
Did not move to CSCC from Commonwealth Terrace	205	91.1

PART 2: HOUSEHOLD COMPOSITION AND INCOME

The Census asked for information about household size, age of adults and children, year of study of University students, and citizenship of adults.

The Census results show that the community is nearly evenly split between the number of households with and without children (Table 4). Households with children hold a slight edge; they constitute 54 percent of all households. Seven percent of all CSCC households are headed by a single parent. Slightly more than half of the households with children have only one child (Table 5). Almost as many, or two-fifths of households with children, have two children. Only a very small proportion of households have three children.

Table 4. Households With and Without Children

	Number of Households	Percent of Households
Two adults with <u>no</u> children	103	45.8
Two adults <u>with</u> children	105	46.7
One adult <u>with</u> children	16	7.1
No data	1	.4

Table 5. Number of Children in Household

	Number of Households	Percent of All Households	Percent of House- holds with Children
No children	104	46.2
One child	63	28.0	52.5
Two children	50	22.2	41.7
Three children	7	3.1	5.8
No data	1	.4

Nearly half the adults at CSCC are between the ages of 25 and 29 (Table 6). Close to a quarter of all adults are 20-24 years old, and about the same proportion are 30-34 years old. A small proportion of adults are 35 or older. Given the age distribution of adults, it is not surprising that most of the children at CSCC are pre-school aged (Table 7). Nearly three-fourths of all children are under 5 years old. Children aged 5-11 are the next largest age group, constituting one-fifth of all children. A small proportion of children are 12-18 years old.

Table 6. Age of Adults

Age	Number of Adults	Percent of Adults
35 and over	32	7.6
30-34	97	22.9
25-29	196	46.3
20-24	98	23.2

Table 7. Age of Children

Age	Number of Children	Percent of Children
Birth-4 (pre-school)	134	72.8
5-11 (elementary)	39	21.2
12-18 (secondary)	11	6.0

More than two-thirds of all CSCC residents are students at the University of Minnesota (Table 8). The great majority of these are in graduate or professional programs (more than two-fifths of all residents). Just over one-fifth of all residents are enrolled in undergraduate programs. Most of these undergraduates are juniors or seniors. The Census did not distinguish between full-time and part-time students.

Table 8. Year of Study at the University of Minnesota
(at beginning of Fall Quarter, 1984)

	Number of Residents	Percent of Residents
Freshman	3	.7
Sophomore	11	2.6
Junior	27	6.4
Senior	50	11.8
Graduate or professional	180	42.6
Other	14	3.3
Not a student	131	31.0
No data	7	1.7

Of the households that responded to the Census, slightly more than four-fifths were households in which all adults are from the United States (Table 9). All other households have at least one foreign adult. These percentages do not agree with figures compiled in the CSCC office, which show a higher proportion of households with at least one foreign adult. Because the office figures are based on a 100 percent sample and the Census figures are based on a 63-67 percent sample, I suspect that foreign students are slightly underrepresented in the Census.

Table 9. Citizenship of Adults

	Number of Households	Percent of Households
Two adults, both from U.S.	170	75.6
Two adults, both foreign	25	11.1
Two adults, one U.S., one foreign	14	6.2
One adult, from U.S.	15	6.7
One adult, foreign	1	.4

The Census asked residents to indicate the total financial resources available to them as student families. This included employment income as well as income from grants, fellowships, support payments, and other non-employment sources. Half of all CSCC households reported total household income of \$10,000-\$20,000 in 1983 (Table 10). About half of these reported less than \$15,000 income, the other half more than \$15,000. About an equal proportion of households' incomes fell either above or below this \$10,000-\$20,000 middle range.

Table 10. Total Household Income in 1983

	Number of Households	Percent of Households
Less than \$2,500	4	1.8
\$2,500-\$4,999	8	3.6
\$5,000-\$7,499	23	10.2
\$7,500-\$9,999	18	8.0
\$10,000-\$14,999	60	26.7
\$15,000-\$19,999	53	23.6
\$20,000-\$24,999	37	16.4
\$25,000 or more	17	7.6
No data	5	2.2

These overall proportions mask interesting differences between the incomes of households with children and without children (Table 11). Households with children tended to report lower incomes than childless households. One-third of households with children reported incomes of less than \$10,000. Only 12 percent of childless households fell into this category. The proportions are nearly reversed at the other end of the income range. One-third of all childless households reported incomes of \$20,000 or more, but only 10 percent of households with children fell into this range.

Table 11. 1983 Household Income by Households With
and Without Children

Income	Percent of Households Without Children	Percent of Households With Children
\$9,999 or less	12.0	33.6
\$10,000-\$19,999	55.0	48.7
\$20,000 or more	33.0	17.6
^a Total	100.0	99.9

^a
May not equal 100 percent because of rounding.

Student income can be notoriously variable from month-to-month and especially from year-to-year. The Census attempted to measure some of this variability by asking respondents to compare their expected 1984 income to actual 1983 income (Table 12). The results show that as a household's 1983 income increased, its tendency to estimate a lower 1984 income also increased. Specifically, households with a 1983 income of \$20,000 or more were three times as likely to expect lower income in 1984 than households that had a 1983 income of less than \$10,000. Households that had a 1983 income of \$10,000-\$20,000 were twice as likely to expect a lower 1984 income than were households with a 1983 income of less than \$10,000. These figures show just how slippery it can be to reach conclusions about student-family incomes when those conclusions rely on income data for only one year.

Table 12. Estimated 1984 Household Income
by Actual 1983 Household Income

Expected 1984 Income	Percent of Households With 1983 Income Less Than \$9,999	Percent of Households With 1983 Income of \$10,000-\$19,999	Percent of Households With 1983 Income \$20,000 or More
Greater than 1983 income	43.4	39.8	33.4
Same as 1983 income	47.2	42.5	37.0
Less than 1983 income	9.5	17.7	29.6
^a Total	100.1	100.0	100.0

^a

May not equal 100 percent because of rounding.

PART 3: PARTICIPATION IN CSCC GOVERNANCE

The Census asked residents about their participation in the CSCC governance system, and tested their knowledge of fundamental aspects of that system.

The Census asked about the level of participation in the CSCC governance system of both households and individual residents (Tables 13 and 14). Attending a building meeting requires a certain commitment of time and effort; attending a Board meeting, serving on a committee, or serving on the Board require progressively greater commitments. The degree of reported participation in these activities for both households and individuals decreased as the level of commitment increased. This is not too surprising.

Table 13. Household Participation in CSCC Governance Activities

Activity	Number of Households	Percent of Households
Anyone ever attend a building meeting	146	64.9
Anyone ever attend a Board meeting	104	46.2
Anyone ever serve on a committee	70	31.1
Anyone ever serve on the Board	21	9.3

Table 14. Individual Participation in CSCC Governance Activities

Activity	Number of Residents	Percent of Residents
Anyone ever attend a building meeting	224	53.0
Anyone ever attend a Board meeting	142	33.6
Anyone ever serve on a committee	92	21.7
Anyone ever serve on the Board	24	5.7

The burden of participation in CSCC governance activities is not distributed evenly among all households, but instead falls disproportionately on certain households. For all activities, the percentage of households that participate is considerably less than double the percentage of residents that participate. This suggests that for many of the participating households, both adults participate in CSCC governance activities, while in many other households neither adult participates. This comparison of household and individual levels of participation applies only to two-adult households, but single-adult households represent only a minor fraction of all CSCC households (Table 4).

The Census asked residents to estimate the proportion of persons in their building and in the CSCC community who participate in governance activities (Table 15). Most residents estimated that a low proportion of residents both in their own building and in the community at large serve on committees or on the Board. A significant proportion of residents didn't feel qualified to make any estimate. Nearly one-third would not estimate the level of participation of their own building, and two-fifths would not estimate the level of participation of the general community.

Table 15: Residents' Estimates of Building and Community Participation in CSCC Governance Activities

Response	Estimate of Building Participation		Estimate of Community Participation	
	Number of Residents	Percent of Residents	Number of Residents	Percent of Residents
A high proportion participate	6	1.4	4	.9
A moderate proportion participate	63	14.9	40	9.5
A low proportion participate	213	50.4	182	43.0
Don't know	135	31.9	168	39.7
No data	6	1.4	29	6.9

The Census asked several questions designed to measure residents knowledge of the CSCC governance process. Nearly three-quarters of all residents stated that they know who their current Board representative is (Table 16). Fewer were able to state correctly that a resident becomes a Board representative by election (Table 17). More than one-quarter of all residents did not know or would not say how a resident becomes a Board representative.

Table 16. Residents' Ability to Identify Current Board Representative

Response	Number of Residents	Percent of Residents
Know who rep is	304	71.9
Do not know who rep is	114	27.0
No response	5	1.2

Table 17. Residents' Knowledge of How a Resident Becomes a Board Representative

	Number of Residents	Percent of Residents
^a Stated correctly	240	56.7
^a Stated incorrectly	64	15.1
Did not know or gave no response	119	28.1

^a
This was an open-ended question. Responses were coded correct if they included the fact that a Board representative is elected. Responses that failed to include this were coded incorrect.

PART 4: RESIDENTS' SOURCES OF NEWS

The Census asked residents to identify and rank their sources of news about CSCC governance activities. One question asked residents to choose one of several actions as the first thing they would do to find out who their Board representative is if they didn't already know (Table 18). Just over half said they would call the CSCC office. Another one-third would ask a friend or neighbor.

Table 18. The First Thing Residents Would Do to Find Out Who is Their Board Representative

Action	Number of Residents	Percent of Residents
Call CSCC office	219	51.8
Ask friend or neighbor	147	34.8
Check CSCC handbook	34	8.0
Check CSCC <u>Spirit</u>	3	.7
Other	15	3.5
No data	5	1.2

A second question asked residents to identify all their sources of news about CSCC governance and policy (Table 19). About nine out of every ten residents identified the CSCC Spirit and notices delivered to their apartments as sources of news. Seven in ten mentioned coreway bulletin boards, and about one-third mentioned friends and neighbors at CSCC. Only 15 percent felt that their own Board representative was a source of news. A final question asked residents to identify their single most important source of news (Table 20). Most residents, more than 70 percent, identified the CSCC Spirit as their most important source of news.

Table 19. Residents' Sources of News about CSCC Governance and Policy*

Source	Number of Residents	Percent of Residents
The CSCC <u>Spirit</u>	392	92.7
Notices delivered to apartments	371	87.7
Bulletin board in core	295	69.7
Friends and neighbors at CSCC	147	34.8
Own building rep	62	14.7
Other Board, committee, or staff persons at CSCC	36	8.5
Other	14	3.3

* The census question asked residents to check all items that are sources of news. Respondents could check more than one item.

Table 20. Residents' Most Important Source of News about
CSCC Governance and Policy*

Source	Number of Residents	Percent of Residents
The CSCC <u>Spirit</u>	297	70.2
Notices delivered to apartments	69	16.3
Bulletin board in core	28	6.6
Other Board, committee, or staff persons at CSCC	6	1.4
Friends and neighbors at CSCC	5	1.2
Own building rep	3	.7
Other	4	.9
No data	11	2.6

* The census question asked respondents to indicate their single most important source of news. Respondents could check only one item.

PART 5: RESIDENTS' USE OF CSCC FACILITIES AND SERVICES

The Census asked residents how frequently they use major CSCC services and facilities sponsored by the CSCC Community Services Committee. The most popular facility is the Community Center Loft, which more than one-quarter of all residents have used to some degree. The next most popular item was group outings, in which about one-fifth of all residents have participated to some degree. Least used are the game room and the study room, each of which less than 10 percent of all residents have ever used. Perhaps the most important finding is that a large majority of residents have never used any of these facilities or services. A resident garage is a new facility that opened after the Census was taken.

Table 21. Frequency With Which Residents Use CSCC Facilities and Services (figures are percentages of all residents)

Frequency	Game Room	Loft	Study Room	Food Club	Community Education	Group Outings
Often	.5	1.4	.5	1.7	1.4	1.2
Sometimes	2.4	7.8	1.2	4.7	9.5	10.2
Rarely	5.9	18.2	4.0	4.7	9.0	9.9
Never	84.4	65.7	84.9	78.0	71.2	69.5
Haven't heard about	4.7	4.5	7.1	8.3	6.6	6.9
No data	2.1	2.4	2.4	2.6	2.4	2.4
^a Total	100.0	100.0	100.1	100.0	100.1	100.1

^a

May not equal 100 percent because of rounding.

The Census asked residents if they would like any new services or facilities at CSCC. The community-wide response showed no clear consensus--about one-third said yes, one-third said no, and most of the rest did not know (Table 22). Residents with children favored new facilities or services more often than did residents without children (Table 23). Two-fifths of all residents with children said they would like more facilities and services, while the same proportion of residents without children said they would like no new facilities or services at CSCC.

Table 22. Resident Preferences for New Facilities or Services at CSCC

Response	Number of Residents	Percent of Residents
Yes, would like new facilities or services	147	34.8
No, would not like any new facilities or services	143	33.8
Don't know	121	28.6
No data	12	2.8

Table 23. Preferences for New Facilities or Service
of Residents With and Without Children

Response	Percent of Residents With Children	Percent of Residents Without Children
Yes, would like new facilities or services	41.1	30.2
No, would not like any new facilities or services	28.2	41.6
Don't know	30.6	28.2
^a Total	99.9	100.0

^a

May not equal 100 percent because of rounding.

PART 6: RESIDENTS' ATTITUDES ABOUT SELECTED ASPECTS OF CSCC

The Census asked residents to use a five-point scale to rate CSCC overall as a place to live, to rate CSCC's physical appearance, and to rate the maintenance of public areas in the community. The ratings were overwhelmingly favorable for all three items (Table 24). There was a slight tendency for the modal response to shift downward, from "very good" to "good," as the questions progressed from the general (overall rating as place to live) to the more specific (physical appearance and maintenance).

Table 24. Residents' Ratings of CSCC

Rating	Overall as a Place to Live		Physical Appearance		Maintenance of Public Areas	
	Number	Percent	Number	Percent	Number	Percent
Excellent	73	17.3	51	12.1	26	6.1
Very good	238	56.3	163	38.5	118	27.9
Good	103	24.3	173	40.9	193	45.6
Not very good	3	.7	29	6.9	54	12.8
Poor	1	.2	4	.9	9	2.1
Don't know	2	.5	0	0.0	20	4.7
No response	3	.7	3	.7	3	.7

The Census asked residents if they were concerned about crime at CSCC, and if so, about what kinds of crime. Seven in ten residents were either very worried or somewhat worried about crime at CSCC (Table 25). Of those seven in ten, three-quarters were concerned about theft or burglary in the community (Table 26). Close to half were concerned about child molestation

or abuse, and better than a third were concerned about the threat of sexual assault or rape in the community.

Table 25. Residents' Concern about Crime at CSCC

Level of concern	Number of Residents	Percent of Residents
Very worried	13	3.1
Somewhat worried	285	67.4
Not worried at all	110	26.0
Don't know	10	2.4
No data	5	1.2

Table 26. Crimes About Which Residents are Worried

Type of Crime ^a	Number of Residents	Percent of Residents Very or Somewhat Worried About Crime
Theft or burglary	225	75.5
Child molestation or abuse	135	45.3
Sexual assault/rape	108	36.2
Auto-related crime	55	18.5
Assault (non-sexual)	38	12.8
Vandalism	32	10.7
Self or friend a victim of crime at CSCC	14	4.7
Other	13	4.4

^a

The open-ended question asked residents to write down all the crimes about which they were worried. The categories derive, in part, from their responses and in part from the University of Minnesota Police Department's crime classification scheme.

The Census also asked residents to rate the quality of police protection at CSCC (Table 27). About half felt that police protection was adequate to some degree, about one-tenth felt that it was not adequate, and more than one-third did not know.

Table 27. Residents' Rating of Police Protection at CSCC

Rating	Number of Residents	Percent of Residents
Very adequate	60	14.2
Somewhat adequate	152	35.9
Not very adequate	43	10.2
Not at all adequate	9	2.1
Don't know	155	36.6
No data	4	.9

PART 7: CHILD CARE AT CSCC

The Census asked residents several questions about child care: whether they provide such care in their homes, and how they provide out-of-home care for any of their own children. Twelve percent of all households have now or in the past provided home day care for children living at CSCC (Table 28). Nearly one-quarter of households with children have now or in the past placed their children in Como Community Child Care Center (CCCC) (Table 29). CCCC is an independent, cooperatively-run day care center located in the CSCC Community Center. One-third of all households with children have made day care arrangements for their children in other CSCC households (Table 30).

Table 28. CSCC Households Providing Day Care for Children
Living at CSCC

	Number of Households	Percent of Households
Now providing day care for CSCC children	7	3.1
Have provided such service, but not now	20	8.9
Have never provided such service	198	88.0

Table 29. CSCC Households Using Como Community Child Care Center
(N = 120, the number of households with children)

	Number of Households	Percent of Households With Children
Children currently attend	15	12.5
Children have attended, but not now	13	10.8
Children have never attended	92	76.7

Table 30. CCCC Households Using Day Care in Private CCCC Households (N = 120)

	Number of Households	Percent of Households With Children
Children currently attend	9	7.5
Children have attended, but now not	29	24.2
Children have never attended	82	68.3

The Census asked households with children how often they would use CCCC infant/toddler and latch-key programs if they were offered. Over two-fifths of these households would make some use of an infant/toddler program; just over one-fourth would use it more often than once a week (Table 31). One-fourth of households with children would use a CCCC latch-key program for children six years and over (Table 32).

Table 31. Anticipated Use of CCCC Child Care for Children Under 27 Months (N = 120)

	Number of Households	Percent of Households With Children
Would use all day every day	11	9.2
Would use partial days every day	10	8.4
Would use several days a week	14	11.8
Would use once a week or less	14	11.8
Would never use	70	58.8

Table 32. Anticipated Use of CCCC Latch-Key Care for Children
Six Years and Over (N = 120)

	Number of Households	Percent of Households With Children
Would use every day	10	9.0
Would use several days a week	16	14.4
Would never use	85	76.6

TABLE 30. Social Households Using Day Care in Private CSOC
 1970-1979 (continued)

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— *Journal of the American Medical Association*, 1997

$$I_1 = \frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{x^2} dx = \frac{1}{2} \left(-\frac{1}{x} \right) \Big|_{-\infty}^{\infty} = \frac{1}{2} \left(\frac{1}{\infty} - \frac{1}{-\infty} \right) = \frac{1}{2} (0 + 0) = 0$$

APPENDIX: 1984 CSCC CENSUS PACKET



UNIVERSITY OF MINNESOTA
TWIN CITIES

Center for Urban and Regional Affairs
1927 South Fifth Street
Minneapolis, Minnesota 55454
(612) 373-7833

July 23, 1984

Dear CSCC Resident,

Here is the 1984 CSCC Census Packet for your household. The purpose of this Census is to collect information about household characteristics and resident attitudes which will help to identify and define our similarities and differences as a community. NO ONE, not even the researcher, will know who filled out which questionnaire.

Complete participation by the entire community in this Census is very important. For the Census to render a true and complete profile of the CSCC Community, EVERY HOUSEHOLD must return a completed Household Questionnaire, and EVERY ADULT must return a completed Resident Adult Questionnaire.

Information from the Census will be used by your community representatives to make policy and plan programs for CSCC. Each questionnaire will take about 10 minutes to fill out.

CONTENTS OF CSCC CENSUS PACKET

- * Household Questionnaire (1 copy)
to be filled out by adult(s) in each household
- * Resident Adult Questionnaire (2 copies)
to be filled out independently by each adult in household
- * A stamped, self-addressed envelope

RETURN OF QUESTIONNAIRES

Put the completed questionnaires in the envelope and EITHER

- * Bring it to the "Census Drop-off Box" just outside the office in the Community Center, OR
- * Seal the envelope and drop it in the U.S. Mail
- * Please return all questionnaires by AUGUST 5, 1984

QUESTIONS OR PROBLEMS READING ENGLISH

- * Call me at home, 623-4431, or leave a message for me at the Center for Urban and Regional Affairs, 373-7833
- * If you have difficulty reading English and need help with your questionnaires, please call for assistance

Phil Wagner
CSCC Resident
Project Director, CSCC Census

CSCC CENSUS

PART I: HOUSEHOLD QUESTIONNAIRE

INSTRUCTIONS

The Household Questionnaire asks for information about certain characteristics of your household. ANY ADULT(S) in the household may complete this questionnaire.

Unless otherwise instructed, please respond to all questions by circling the answer code number that corresponds to your answer.

Let's say a question asks if you own a car, and it so happens that you do. The question, and your response, would look like this:

Example 1. Do you own a car at the present time?

Yes.....1

No.....2

79

You circle the appropriate answer code number, in this case "1", that corresponds with your answer, in this case "yes".

You may notice some small numbers in the extreme right-hand margin of each page of the questionnaire. Please ignore these. They are there to assist the key-punch operators who will enter your responses into a computer.

Please note that questions are printed on both sides of a page.

PLEASE DON'T FORGET TO FILL OUT A RESIDENT ADULT QUESTIONNAIRE

Office Use Only

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1-3

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4-5

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6-8

1. When did your family first move into Como Student Community Cooperative (CSCC)? (Please circle one answer code number)

1975.....1	1980.....6	8-4
1976.....2	1981.....7	
1977.....3	1982.....8	
1978.....4	1983.....9	
1979.....5	1984.....10	

2. In which one of the following types of housing did your family live just before moving into CSCC? (Please circle one answer code number)

Rented apartment or flat.....1	10
Rented house.....2	
Own house.....3	
Parent's house.....4	
Other(Please describe).....5	

3. Did you live in Commonwealth Terrace Cooperative on the St. Paul Campus just before moving to CSCC?(Please circle one answer code number)

Yes.....1	11
No.....2	

4. Which of the following statements best describes the citizenship of the adults in your household? (Please circle one answer code number)

Both adults are citizens of the U.S.....1	12
Both adults are citizens of a foreign country2	
One adult is a citizen of U.S., other adult is citizen of a foreign country.....3	
Only one adult in household, who is U.S. citizen.....4	
Only one adult in household, who is citizen of a foreign country.....5	

5. Which of the following statements best describes your household?
(Please circle one answer code number)

Two adults WITHOUT children.....1	13
Two adults WITH children.....2	
One adult WITH children.....3	

6. How many children live in your household at CSCC? (Please circle one answer code number)

No children.....0	14
One child.....1	
Two children.....2	
Three children.....3	
Four or more children....4	

7. Please write in the year of birth for each adult in your household. (We will ask for the ages of children in a special section for households with children at the end of this questionnaire)

Year of birth

Yourself.....19__ __	15-16
Other adult (if any).....19__ __	17-18

8. Since your family moved into CSCC, has anyone in your household done any of the following? (Please circle one answer code number on each line. Please answer this question even if you already answered a similar question on the Resident Adult Questionnaire)

	Yes	No	Don't Know	
a. Attended any of your building meetings?.....1	2	9	19	
b. Attended any CSCC Board or committee meetings?.....1	2	9	20	
c. Served on any CSCC committees?.....1	2	9	21	
d. Served on the CSCC Board of Directors?.....1	2	9	22	

9. What was your total household income for the calendar year 1983? Please include income from all sources, including grants, fellowships, support payments, etc. We would like to know the total financial resources available to you as a student family. (Please circle one answer code number)

Information on income is needed for statistical purposes only. Individual questionnaires will remain anonymous. There will be no way to link individual responses to particular households

- less than \$2,500.....1 23
- \$2,500 - \$4,999.....2
- \$5,000 - \$7,499.....3
- \$7,500 - \$9,999.....4
- \$10,000 - \$14,999.....5
- \$15,000 - \$19,999.....6
- \$20,000 - \$24,999.....7
- \$25,000 or more.....8

10. As far as you can tell, how will your total household income for calendar year 1984 compare with your total household income for 1983? (Please circle one answer code number)

- 1984 income will be much greater.....1 24
- 1984 income will be somewhat greater....2
- 1984 income will be about the same.....3
- 1984 income will be somewhat less.....4
- 1984 income will be much less.....5

9

11. Have you taken any kind of vacation trip during the past 12 months? (Please circle one answer code number)

- Yes.....1 25
- No.....2

12. What is the number of the building in which your family lives at CSCC? (Please use the map on the last page to find your building number, then circle the answer code number for your building)

Building 1.....1

Building 8.....8 26-27

Building 2.....2

Building 9.....9

Building 4.....4

Building 10.....10

Building 5.....5

Building 11.....11

Building 6.....6

Building 12.....12

Building 7.....7

Building 13.....13

13. Have you ever provided day care on a regular basis for children whose parents live at CSCC? Please do not include your own children. (Please circle one answer code number)

Yes, I do now.....1 28

Yes, I have but not now.....2

No, I never have.....3

If there are CHILDREN in your household, please answer questions 14 through 18 on the NEXT TWO PAGES.

If there are NO CHILDREN in your household, that is the end of this questionnaire. Thanks for your help.

PLEASE DON'T FORGET TO FILL OUT A RESIDENT ADULT QUESTIONNAIRE

FOR HOUSEHOLDS WITH CHILDREN ONLY

14. Please write in the year of birth for each child in your household.

Child 1.....19__ __ 29-30

Child 2.....19__ __ 31-32

Child 3.....19__ __ 33-34

Child 4.....19__ __ 35-36

15. Have any of your children ever attended the Como Community Child Care Center? (Please circle one answer code number)

Yes, children are now attending.....1 37

Yes, children used to attend but
not now.....2

No, children have never attended.....3

16. Have you ever had another person who lives at CSCC provide day care on a regular basis for any of your children? (Please circle one answer code number)

Yes, I do now.....1 38

Yes, I have but not now.....2

No, I never have.....3

17. At the present time, the Como Community Child Care Center does not offer care for children under the age of 27 months. If the Center offered care for children under the age of 27 months next year, about how often would you use this service? (Please circle one answer code number)

All day every day.....1 39

Partial days every day.....2

Several days a week.....3

Once a week or less.....4

Never.....5

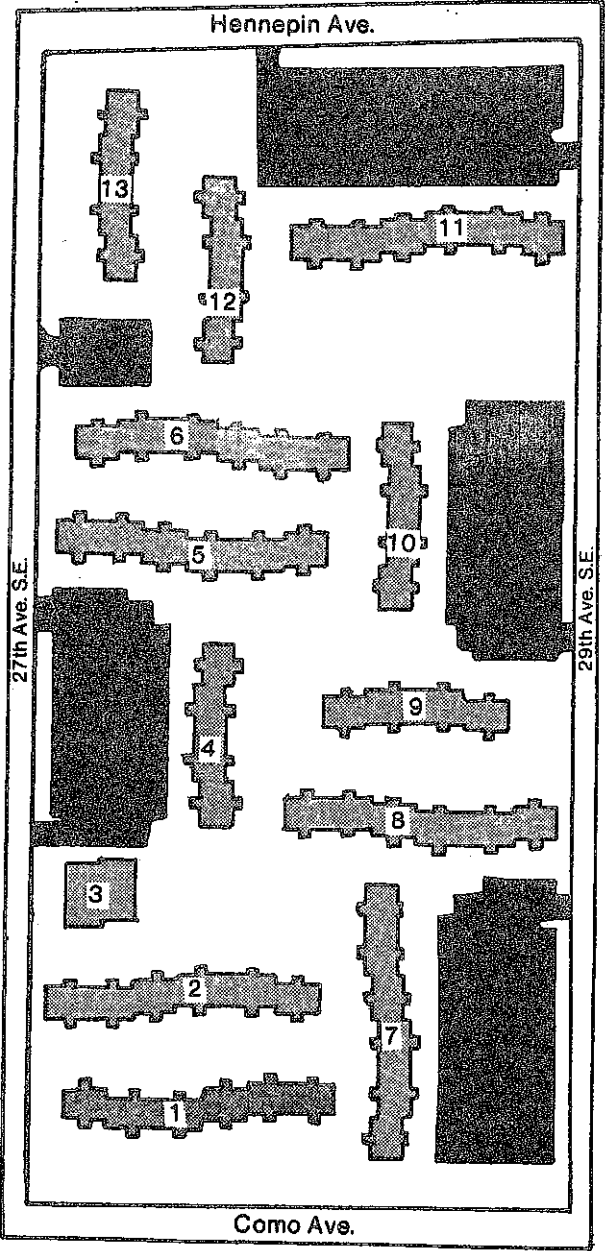
18. At the present time, the Como Community Child Care Center does not offer an after-school latch-key program for children aged 6 years and over. If the Center offered a latch-key program for children aged 6 years and over next year, about how often would you use this service? *(Please circle one answer code number)*

Every day.....1 40
Several days a week.....2
Never.....3

THAT IS THE END OF THIS QUESTIONNAIRE. THANKS FOR YOUR HELP

PLEASE DON'T FORGET TO FILL OUT A RESIDENT ADULT QUESTIONNAIRE

Como Student Community Coop



North

- Residences
- Parking

CSCC CENSUS

PART II: RESIDENT ADULT QUESTIONNAIRE

INSTRUCTIONS

The Resident Adult Questionnaire asks for your opinions and feelings about various aspects of life at CSCC. EACH ADULT in the household should independently complete one of these questionnaires.

Unless otherwise instructed , please respond to all questions by circling the answer code number that corresponds to your answer.

Let's say a question asks if you own a car, and it so happens that you do. The question, and your response, would look like this:

Example 1. Do you own a car at the present time?

Yes.....1

No.....2

You circle the appropriate answer code number, in this case "1", that corresponds with your answer, in this case "yes".

You may notice some small numbers in the extreme right-hand margin of each page of the questionnaire. Please ignore these. They are there to assist the key-punch operators who will enter your responses into a computer.

Please note that questions are printed on both sides of a page.

PLEASE DON'T FORGET TO FILL OUT A HOUSEHOLD QUESTIONNAIRE

Office Use Only

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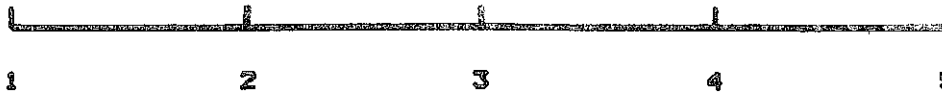
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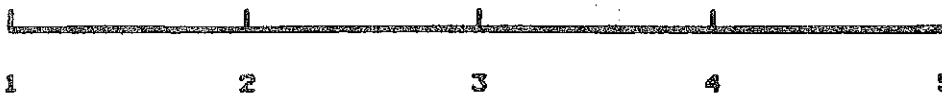
1. In general, how would you rate CSCC as a place to live? (Please circle one answer code number)

Poor Not Very Good Good Very Good Excellent Don't Know



2. Considering such things as the outside appearance of the buildings, the grass and trees, and the cleanliness of the outdoor areas, how would you rate the physical appearance of CSCC? (Please circle one answer code number)

Poor Not Very Good Good Very Good Excellent Don't Know



3. When it comes to things like lawn mowing, snow removal, and general repairs, how would you rate the maintenance of the public sidewalks and play areas at CSCC? (Please circle one answer code number)

Poor Not Very Good Good Very Good Excellent Don't Know



4. Would you say that you are very worried, somewhat worried, or not worried at all about crime at CSCC? (Please circle one answer code number)

Very worried.....1

11

Somewhat worried.....2

Not worried at all.....3

Don't know.....9

5. If your answer to question 4 was "very worried" or "somewhat worried," what kinds of crime are you thinking of? (Please write in the blanks below. If your answer to question 4 was "not worried at all" or "don't know", please leave this question blank and go on to question 6)

12-21

6. Is the police protection at CSCC very adequate, somewhat adequate, not very adequate, or not at all adequate? (Please circle one answer code number)

- Very adequate.....1 22
- Somewhat adequate.....2
- Not very adequate.....3
- Not at all adequate.....4
- Don't know.....9

7. Which of the following are sources of news for you about CSCC Board meetings, committee meetings, and policy? (Please check a blank beside each item that is a source of news. Check as many as apply)

- a.The CSCC Spirit..... 23
- b.Bulletin board in your Core..... 24
- c.Notices delivered to your door... 25
- d.Friends & neighbors in CSCC..... 26
- e.Your building representative..... 27
- f.Other Board, Committee, or
staffpersons at CSCC..... 28
- g.Other (Please specify below)..... 29

8. Of the items listed in question 7, which is the MOST IMPORTANT source of news for you about CSCC Board meetings, committee meetings, and policy? (Please circle one answer code number)

- a. The CSCC Spirit.....1
- b. Bulletin board in your Core.....2
- c. Notices delivered to your door.....3
- d. Friends & neighbors in CSCC.....4
- e. Your building representative.....5
- f. Other Board, Committee, or staffpersons at CSCC.....6
- g. Other (Please specify below).....7

39

9. Since moving into CSCC, have you yourself ever done any of the following? (Please circle Yes or No on each line. Please answer this question even if you already answered a similar question on the Household Questionnaire)

	Yes	No	
a. Attended any of your building meetings?.....1	2	12	12
b. Attended any CSCC Board or committee meetings?.....1	2	13	13
c. Served on any CSCC committees?.....1	2	14	14
d. Served on the CSCC Board of Directors?.....1	2	15	15

10. As far as you know, what proportion of the people in your building serve on CSCC Committees or Boards? What proportion in the community at large? (Please circle one answer code number in EACH COLUMN)

	In your Building	In the Community
A high proportion.....1		1
A moderate proportion.....2		2
A low proportion.....3		3
Don't know.....9		9
	36	37

11. If you didn't know who your building representative was, what is the FIRST thing you would do to find out? (Please circle one answer code number)

- | | | |
|--|---|----|
| Call the CSCC office..... | 1 | 38 |
| Check the CSCC Residents' Handbook..... | 2 | |
| Check The CSCC Spirit..... | 3 | |
| Ask a friend or neighbor in the Community..... | 4 | |
| Other (Please specify)_____ | 5 | |

12. Do you know who your building representative is at the present time? (Please circle one answer code number)

- | | | |
|----------|---|----|
| Yes..... | 1 | 39 |
| No..... | 2 | |

13. As far as you know, how does a resident become a building representative to the CSCC Board? (Please write your answer in the space provided)

40

14. How often do you participate in or use the following CSCC facilities and services? (Please circle one answer code number on each line)

	Often	Sometimes	Rarely	Never	Haven't heard about	
a. Community Center Game Room.....	1	2	3	4	9	43
b. Community Center Loft Rental....	1	2	3	4	9	44
c. Community Center Study Room....	1	2	3	4	9	45
d. CSCC Food Buyers' Club.....	1	2	3	4	9	46
f. Community Education Classes....	1	2	3	4	9	47
g. CSCC Group Outings.....	1	2	3	4	9	48

15. Are there any facilities or services you would like to see at CSCC which are not now provided? (Please circle one answer code number)

Yes.....1

49

No.....2

Don't know....3

16. If you answered Yes, what kinds of facilities or services would you like to see? (Please write in the space provided)

50-59

BACKGROUND INFORMATION

So that we can see how your opinions compare with those of other residents, we'd like some background information about you. Please answer these questions even if you already filled out the Household Questionnaire.

17. Are you a citizen of the United States? (Please circle one answer code number)

Yes.....1

60

No.....2

18. Are you male or female? (Please circle one answer code number)

Male.....1

61

Female.....2

19. At the beginning of Fall Quarter, 1984, which of the following will best describe your student status at the University of Minnesota?
(Please circle one answer code number)

- | | |
|-----------------------------------|----|
| Freshman.....1 | 62 |
| Sophomore.....2 | |
| Junior.....3 | |
| Senior.....4 | |
| Graduate or
Professional.....5 | |
| Other (Please specify).....6 | |
| <hr/> | |
| NOT A STUDENT.....7 | |

20. Are there any children living in your household? (Please circle one answer code number)

- | | |
|-----------|----|
| Yes.....1 | 63 |
| No.....2 | |

21. Is there another adult living in your household? (Please circle one answer code number)

- | | |
|-----------|----|
| Yes.....1 | 64 |
| No.....2 | |

22. When did you yourself first move into CSCC? (Please circle one answer code number)

- | | | |
|------------|-------------|-------|
| 1975.....1 | 1980.....6 | 65-66 |
| 1976.....2 | 1981.....7 | |
| 1977.....3 | 1982.....8 | |
| 1978.....4 | 1983.....9 | |
| 1979.....5 | 1984.....10 | |

THAT IS THE END OF THIS QUESTIONNAIRE. THANKS VERY MUCH FOR YOUR HELP.

PLEASE DON'T FORGET TO FILL OUT THE HOUSEHOLD QUESTIONNAIRE

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																												
Population (millions)	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1